

	ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
C-1	6°59'54"	2764.93'	337.86'	337.51'	S 75°21'21" E
C-2	2°58'51"	2764.93'	143.90'	143.83'	S 70°22'03" E
C-3	4°15'27"	2964.93'	220.40'	220.26'	S 71°00'15" E

DESCRIPTION OF POINT NUMBERS

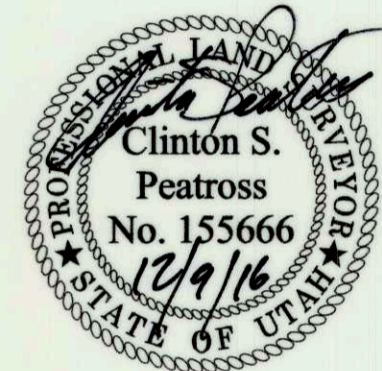
- #1 The Northwest Section Corner is a monument spike according to the County Monument tie sheets.
#2 The North Quarter Corner is a County Monument according to Record of Survey #843.
#3 The Northeast Section Corner is a County Monument according to Record of Survey #843.
#4 The West Quarter Corner is a 3-1/2" aluminum cap on a 5/8" rebar.
#5 The East Quarter Corner is a County Monument according to Record of Survey #843.
#6 The Southwest Section Corner is a County Monument.
#7 The South Quarter Corner is a County Monument.
#8 The Southeast Section Corner is a galvanized pipe according to Record of Survey #843.

WILDLAND FIRE NOTE

Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-738-1181 for information prior to a purchase of a lot or construction of a building in this subdivision.

RECORD OF SURVEY
AND
MINOR SUBDIVISION
FOR
**WILCOX INVESTMENT
COMPANY**
PARK CITY, UT 84060
TO BE KNOWN AS
**PINDER FAMILY ESTATE
MINOR SUBDIVISION**

LOCATED IN SECTION 19
TOWNSHIP 3 SOUTH, RANGE 8 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, do hereby certify to Virginia Pinder, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, have made a survey of the following described tract of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat:

PROPERTY DESCRIPTION

ACCORDING TO PART OF THAT CERTAIN WARRANTY DEED
RECORDED 1 DECEMBER 1994, AS FOUND BY ENTRY #303479 IN BOOK A324 AT PAGE 779
TOWNSHIP 3 SOUTH, RANGE 8 WEST, UTAH SPECIAL MERIDIAN. SECTION 19: W1/2W1/2 (Lots 1-2-3-4) excepting beg NW cor NW1/4; th South 18 rods; th East 22 rods; th North 18 rods; th West 22 rods to beg. AND excepting the S1/2SW1/4SW1/4.

AS SURVEYED DESCRIPTION

TOWNSHIP 3 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 19: Beginning at a point on the West section line and being South 0°04'17" West 297.00 feet (deeds call South 18 rods = 297 feet) from the Northwest Corner of said Section 19; thence South 89°55'22" East 363.00 feet (deeds call East 22 rods = 363 feet) along a line parallel with the North section line; thence North 0°04'17" East 247.00 feet along a line parallel with the West section line to a point on the South right of way line of U.S. Highway 40; thence South 79°04'50" East 540.00 feet to the beginning of a 2764.93 foot radius curve to the right; thence easterly through a central angle of 6°59'54" for an arc length distance of 337.86 feet (long chord bearing and distance = South 75°21'21" East 337.51 feet) along said South right of way line to a point on the East line of the West Half of said Section 19; thence South 0°11'45" East 2405.32 feet to the Northeast Corner of the South Half of the West Half of the West Half; thence South 0°13'02" East 1982.06 feet to the Southeast Corner of the North Half of the Southwest Quarter of the Southwest Quarter; thence South 89°58'56" West 1239.73 feet to a point on the West section line, said point being the Southwest Corner of said N1/2 of said SW1/4; thence North 0°01'44" East 1983.46 feet along said West section line to the point of beginning, containing 125.407 acres.

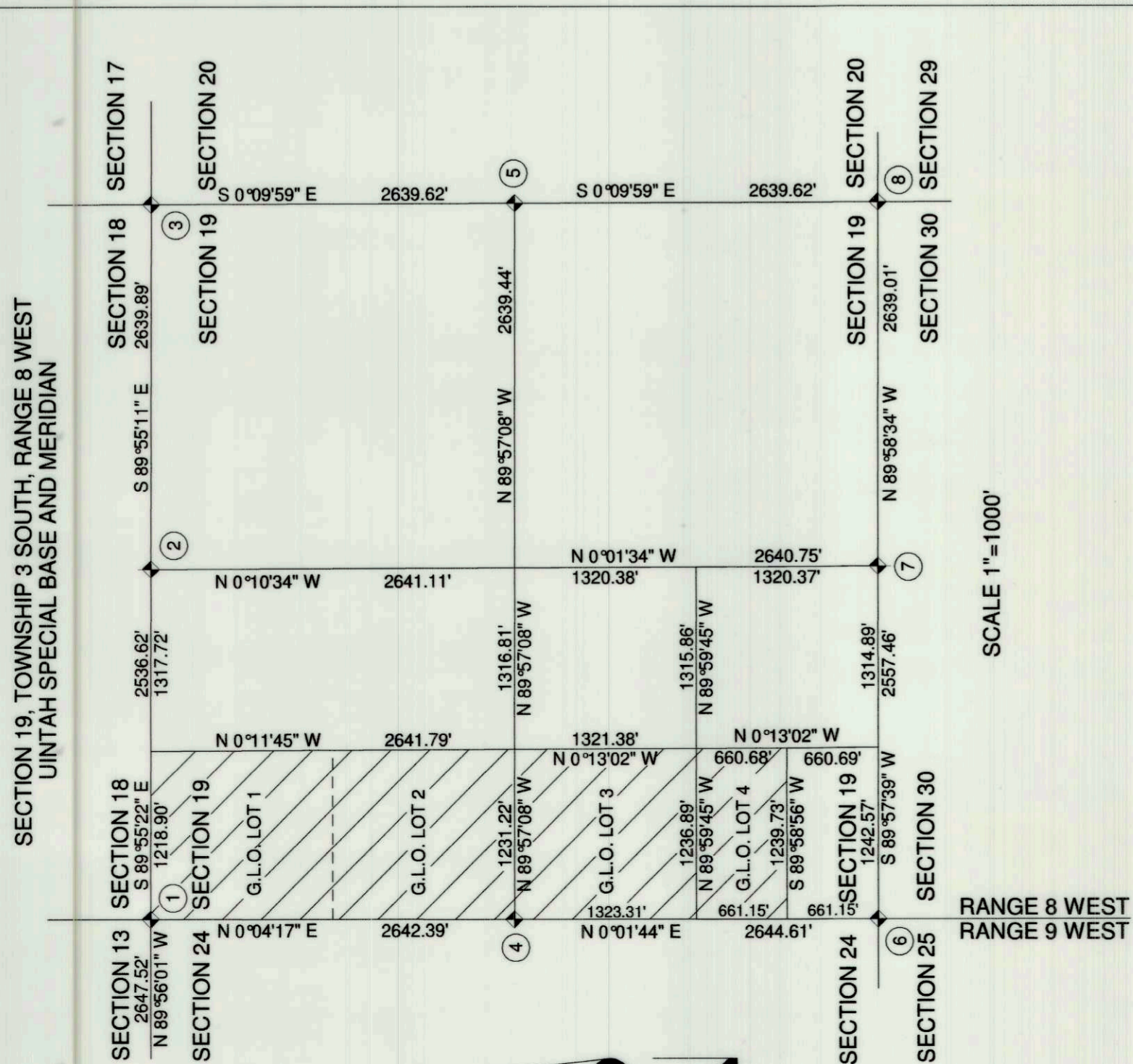
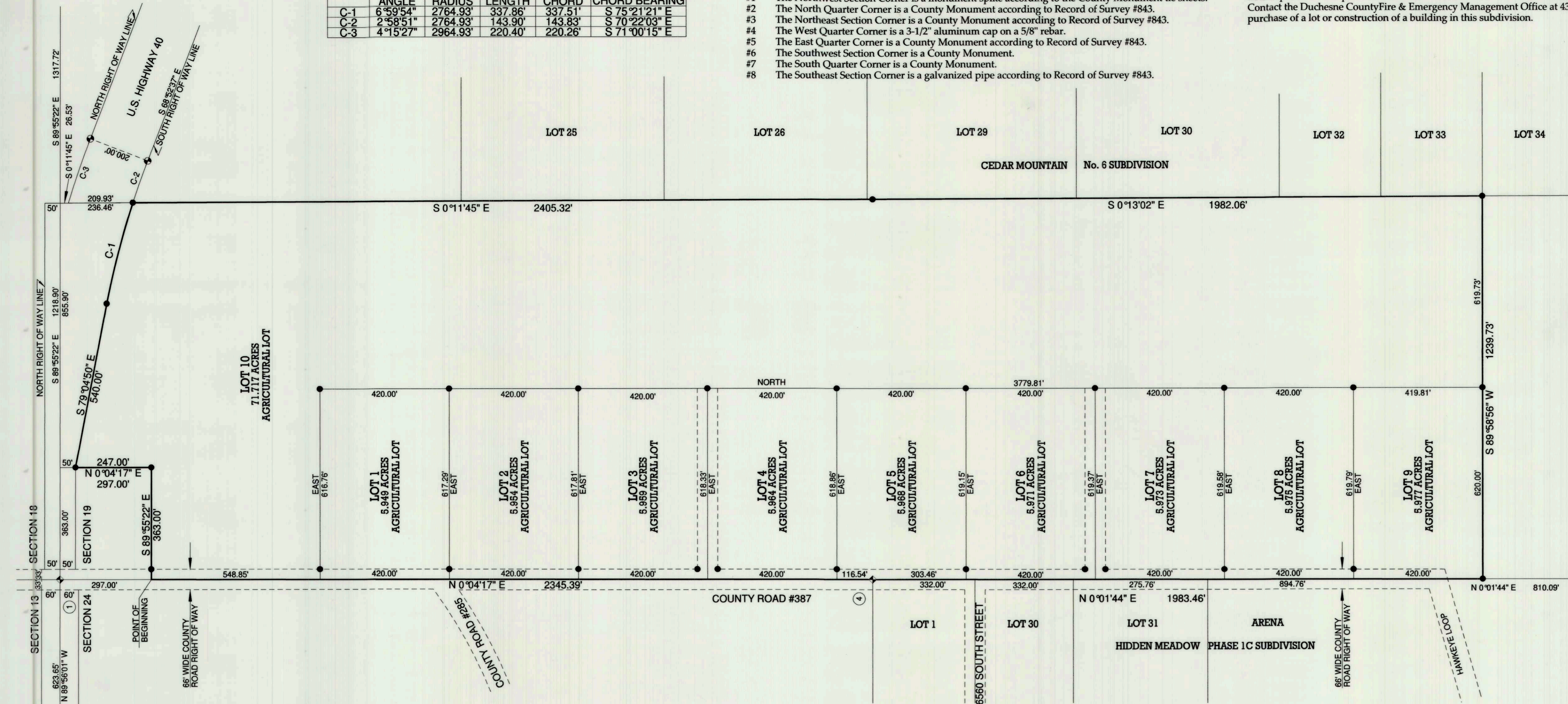
NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision plat.
BASIS OF BEARING: Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #843.
SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of Virginia Pinder. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032
CELL: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 12/5/2016	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: VIRGINIA PINDER JOB# 1262	

County Surveyor's File # 3466



DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____, 20____, by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY PLANNING DEPARTMENT

State of Utah } s.s.
County of Duchesne } Entry Number _____

Filed for recording at the request of _____
on this _____ day of _____, 20____. Time _____ Fee: _____

Shelley Brennan Duchesne County Recorder

OWNER'S CERTIFICATE

Know all men by these presents: that I the undersigned owner of the above described tract of land, have caused the same to be surveyed for a Minor Subdivision, and a plat to be prepared, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

VIRGINIA PINDER, SECRETARY AND DIRECTOR of
WILCOX INVESTMENT COMPANY

ACKNOWLEDGEMENT

County of _____
State of _____

On this _____ day of _____, 20____, personally appeared before me, VIRGINIA PINDER, the signer of the above OWNER'S CERTIFICATE, and who acknowledged to me that she signed it freely and voluntarily for the uses and purposes therein mentioned, as Secretary and Director of the Wilcox Investment Company.

My commission expires: _____ Notary Public